

ZB# 83-14

**Kathleen Brody &
Charles Simanoski**

13-11-10

83-14 - Simonosky / Brody

Prelim. -

March 28, 1983.

Public Hearing -

April 25th -

4/1/83 - Notice sent
to Sentinel ✓

Contact → Fire Inspector

(Plans to Bureau)

File

General Receipt

5184

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

May 10 1983

Received of

Kathleen Mary Brody

\$ 50.00

= fifty =

DOLLARS

For

Variance - Zoning

83-14

DISTRIBUTION:

FUND	CODE	AMOUNT
Check		50.00

By

Pauline S. Townsend

Town Clerk

Title

NWPB

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

83-14.

Date: 4/11/83

I. ✓ Applicant Information:

- (a) Charles Simanowski Bradford Ave. Zulu 562 8712
(Name, address and phone of Applicant) (Owner)
(b) Kathleen Brady 84 Keats Dr. New Windsor 565-4765
(Name, address and phone of purchaser or lessee)
(c) Alan Axelrod Fullerton Ave. Newburgh
(Name, address and phone of attorney)
(d) Frank Pucino J. Lease Newburgh
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
☐ Area Variance ☒ Special Permit

III. ✓ Property Information:

- (a) R4-A 63 Lawrence Ave. New Windsor 13-11-10.
(Zone) (Address) (S B L) (Lot size)
(b) What other zones lie within 500 ft.? Planned Industrial
(c) Is a pending sale or lease subject to ZBA approval of this application? Yes
(d) When was property purchased by present owner? -
(e) Has property been subdivided previously? No When? -
(f) Has property been subject of variance or special permit previously? No When? -
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____ / _____	_____ / _____	_____ / _____
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. ✓ Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section 48-9, Table of Use Regs., Col. B.
- (b) Describe in detail the use and structures proposed for the special permit.

Nursery & Kindergarten; Private School for
35 students

VIII. ✓ Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Complete fencing on empty lot; clear empty
lot of overgrown brush, etc.

IX. Attachments required:

- ✓ Copy of letter of referral from Bldg./Zoning Inspector.
- ✓ Copy of tax map showing adjacent properties.
- ✓ Copy of contract of sale, lease or franchise agreement.
- ✓ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- Copy(ies) of sign(s) with dimensions.
- ✓ Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 4/11/83

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant; being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Kathleen M. Brodey
Kathleen M. Brodey
(Applicant)

Sworn to before me this

11th day of April, 1983.

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1984.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X

In the Matter of the Application of

KATHLEEN BRODY/CHARLES SIMANOSKI

DECISION GRANTING
SPECIAL PERMIT

83-14 .

-----X

WHEREAS, KATHLEEN BRODY of 84 Keats Drive,
and CHARLES SIMANOSKI, Bradford Ave., New Windsor, N.Y.

have made application for a special permit for the purposes of:

a nursery school & kindergarten for 35 students to be located at
Simanoski Hall, 63 Lawrence Ave., New Windsor, NY in a(n) R4-A zone;
and

WHEREAS, a public hearing was held on the 25th day of
April, 1983 at the Town Hall, 555 Union Avenue, New Windsor, N.Y.;
and

WHEREAS, the applicants were represented by: themselves
_____; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows that: Applicant BRODY will be the
tenant, renting space from Applicant Simanoski in order to run a
nursery and kindergarten private school for 35 students

3. The evidence shows that: there will be 4 teachers (including Ms. Brody) employed at the school and there will be adequate parking for the staff during the regular operation hours from 8 a.m. to 9 p.m.; there will be 5 mini-buses per day transporting children to and from the school;

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The proposal as presented will not cause substantial change in the neighborhood; and will not be detrimental thereto.
2. The proposal as presented will not endanger the safety, health, comfort and convenience of nearby residents; and will not be hazardous.


NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a special permit as requested by the applicant(s) herein, in accordance with the filed application dated 4/11/83.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant's attorney, if any.

Dated: May 9, 1983.


Chairman

INTER-OFFICE CORRESPONDENCE

TO: Town Zoning Board of Appeals
FROM: Town Fire Inspector
DATE: 25 April 1983
SUBJECT: Simonowski - Brody Application

I have reviewed the floor plans of the aforementioned, and make the following recommendations.

In Mrs. Brody's letter to me dated 22 April 1983, she asked specific questions which I have written out and I will comment on at this time.

Item 1 "Replace the existing folding partition with a permanent wall and door.(floor to ceiling height)"

This is acceptable.

Item 2 "Add a folding partition (5' - 6' in height) or a folding door (floor to ceiling) extending from Bradford Avenue side of building to the stage."

Either is acceptable, however a permanent door must exist.

Item 3 "Enclose the stairwell with a 5' - 6' wall and door (if fire regulations permit) or a floor to ceiling wall, including door, if necessary."

Floor to ceiling wall, including door is necessary. Door to swing in the direction of exit travel from downstairs. Landing will be needed at the top of the stairs.

Item 4 "Add an office room (approximately 6' X 10') near the Bradford Avenue entrance. I have included 2 possible placements of the office on the floor plan. Can you recommend the better choice of placement, keeping fire regulations in mind?"

In order to keep the hallway clear, office to be located in classroom area.

Item 5 "Regarding the gym floor on this level of the building, I was hoping to carpet the entire floor. Does the floor itself need to be treated or painted with that flame retardent sealer before the carpeting is installed?"

It is not necessary to flame treat the wood floor. When you put down the carpet, this then becomes the finished floor surface or covering. However, the carpet must be flame treated when purchased. Get a certificate of flame treatment from the manufacturer.

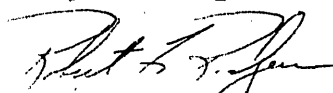
Item 6 "Since the top floor of the building is to be used now, are there any other fire regulations that need to be considered?"

It will still be necessary to upgrade the fire alarm system, which will include smoke detectors, an additional pull box station and a local alarm bell or bells, capable of being heard throughout the building. In addition, it is mentioned that she occasionally will use the downstairs. The stairs leading to the basement will require a flame retardent treatment applied to them.

If the above are complied with, the facility will meet local codes.

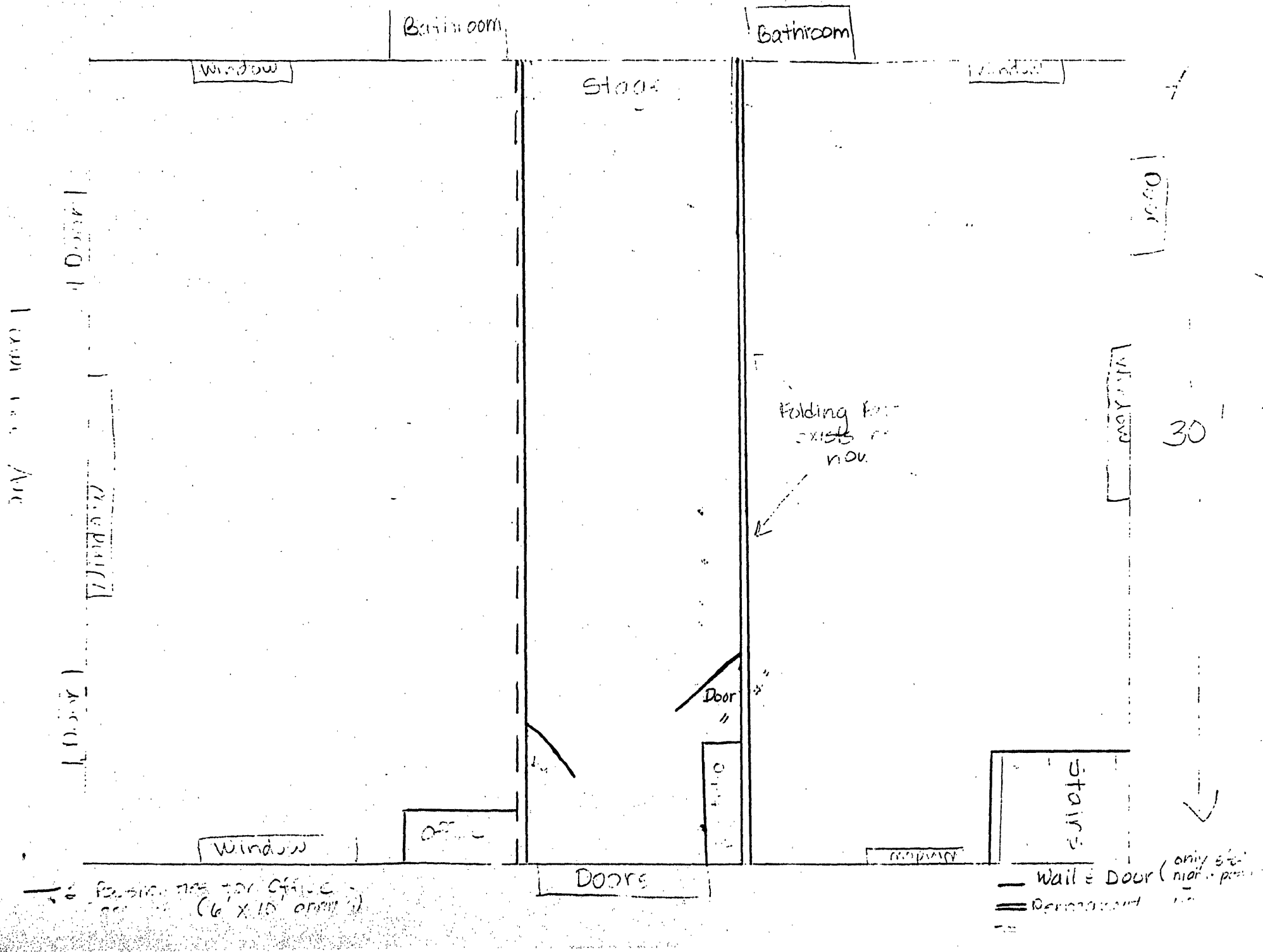
If there are any further questions, please feel free to call on me.

Respectfully,



Robert F. Rodgers

cc: Mrs. Kathy Brody
Town Building Inspector



Car
8-3.00
Car
8-3.00
Car
8-3.00
Car
8-3.00

K-1-2

Pruning
200

Pruning
200

Door

Bus Stop

Door

Door

Bradford Ave.

Climber
and
slide

Sandbox

Climber
and
Swings

Fence

— Addition
mm Addition

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

April 22, 1983

Mr. Rogers -

Here are the proposed floor plans with changes to be made as designated. Originally, we had intended to use the bottom floor of the building for classrooms. Instead, we are now planning on using the top floor primarily (we may still use the space downstairs on occasion, but need to make no changes to do so) as fewer structural additions would need to be made there in order for the school to exist.

Other than carpeting and repainting of walls, I would like to make the following changes:

- ① Replace the existing folding partition with a permanent wall and door (floor to ceiling height)
- ② Add a folding partition (5'-6' in height) or a folding door (floor to ceiling) extending from the Bradford Ave. side of building to the stage.
- ③ Enclose the stairwell with a 5'-6' wall and door (if fire regulations permit) or a floor to ceiling wall, including door, if necessary.
- ④ Add an office room (approximately 6' x 10') near the Bradford Ave. entrance. I have included 2 possible placements of the office on the floor plan. Can you recommend the better choice of placement, keeping fire regulations in mind?
- ⑤ Regarding the gym floor on this level of the building, I was hoping to carpet the

entire floor. Does the floor itself need to be treated or painted with that flame retardent sealer before the carpeting is installed?

- ⑥ Since the top floor of the building is to be used now, are there any other fire regulations that need to be considered?

I would appreciate your reviewing these floor plans and contacting me if possible before the public hearing on Monday, April 25. (562-6877 or 565-4765 after 3:00) I plan to enlarge these floor plans ^{to use} for the public hearing if they are inadequate. Do ^{exact} room dimensions need to be included? If so, I can do that during the weekend.

Thank you again for your assistance.

Kathy Brody



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

64

Mrs. Kathy Brody
84 Keats Drive
New Windsor, N.Y.

Re: 13-11-10 Simanoski Hall

Dear Mrs. Brody:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$80.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

Paula Sarvis

PAULA SARVIS
ASSESSOR
town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Yonnone Cosmo & Carmela
78 Merline Ave
New Windsor NY 12550

Yannone Thomas J & Hazel M
80 Merline Ave
New Windsor NY 12550

Yonnone Gus J & Anna
82 Merline Ave
New Windsor NY 12550

Dougherty William F Jr & Susan M
88 Merline Ave
New Windsor NY 12550

Yonnone Cosmo J & Stephanie A
67 Myrtle Ave
New Windsor NY 12550

Linton David S & Frances A
59 Myrtle Ave
New Windsor NY 12550

Esposito Anthony & Iolanda
MD23 Merline Ave
New Windsor NY 12550

Greiner Philip G & Judy A
70 Lawrence Ave
New Windsor NY 12550

Crudele Michael A & Dorothy
74 Lawrence Ave
New Windsor NY 12550

Oliver William R
141 W Main St
Middletown NY 10940

Salamotoff Connie
78 Windsor Highway
New Windsor NY 12550

Naclerio John & Stpehanie
87 Merline Ave
New Windsor NY 12550

Ryan Walter T & Arlene M
77 Merline Ave
New Windsor NY 12550

Ponessi Paul L & Dorina R
73 Merline Ave
New Windsor NY 12550

Simanoski Charles & Ann M
MD23 Bradford Ave
New Windsor NY 12550

Riglione Louis & Jennie
58 Melrose Ave
New Windsor NY 12550

D'Amico William & Marie C
64 Melrose Ave
New Windsor NY 12550

D'Egidio Dominick & Florence
68 Melrose Ave
New Windsor NY 12550

Smith Arthur D & Eileen M
76 Melrose Ave
New Windsor NY 12550

Dillman Katina
25 Rosemere St
Rye NY 10580

Fornal Stanley J Jr
81 Lawrence Ave
New Windsor NY 12550

Favato Jennie & Alfred P
77 Lawrence Ave
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Rahemba Joseph C & Joyce M
40 Blanche Ave
New Windsor NY 12550

Orzechowski Zygmunt & Stella
61 Blanche Ave
New Windsor NY 12550

Donahue Thomas Patrick & Marie
77 Fifth Ave
Newburgh NY 12550

Stanford Leroy & Rosemarie
53 Melrose Ave
New Windsor NY 12550

Konrad John & Helen
49 Melrose Ave
New Windsor NY 12550

Kirk Frances F & Jeffrey W
45 Melrose Ave
New Windsor NY 12550

Brink Angela
37 Melrose Ave
New Windsor NY 12550

Starr Edward P & Pauline
MD23 Melrose Ave
New Windsor NY 12550

Coykendall Roy W
25 Melrose Ave
New Windsor NY 12550

Ramos William
17 Melrose Ave
New Windsor NY 12550

Leary John A
6 Clark Drive
Cornwall NY 12518

Maley Lillian K
40 Cedar Ave
New Windsor NY 12550

Gandolfini Lino & Ida
44 Cedar Ave
New Windsor NY 12550

Mowery Lawrence & Johanna C
69 Bradford Ave
New Windsor NY 12550

Biedekapp Scott & Harriett
63 Blanche Ave
New Windsor NY 12550

Mans Clarence P
Box 247
Vails Gate NY 12584

Robinson Gordon L Jr & Bernice
43 Blanche Ave
New Windsor NY 12550

Connor Robert E & Kruleski Kat
PO Box 4112
New Windsor NY 12550

Detz Frank & Dorothy
37 Blanche Ave
New Windsor NY 12550

D'Elicio Daniel & Delores
53 Myrtle Ave
New Windsor NY 12550

Rossi Olimpia
52 Balmville Road
Newburgh NY 12550

Laddick John J
68 Merline Ave
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

De Toro Thomas W & Rose M
45 Merline Ave
New Windsor NY 12550

De Toro Arthur & Carmella Est
c/o De Toro Michael
41 Merline Ave
New Windsor NY 12550

Kerr Hazelton M & Anna V
37 Merline Ave
New Windsor NY 12550

Sears James W & Rose T
35 Merline Ave
New Windsor NY 12550

Sears Thomas & Elena
33 Merline Ave
New Windsor NY 12550

Cimorelli Gus & Anna S
MD23 Merline Ave
New Windsor NY 12550

Garzione Nicholas A & Jean
27 Merline Ave
New Windsor NY 12550

Tolnai John & Katalin
25 Merline Ave
New Windsor NY 12550

Graham William J Jr & Deborah H
20 Melrose Ave
New Windsor NY 12550

Gaydos Pauline
26 Melrose Ave
New Windsor NY 12550

Pacione Tobio & Susan
Melrose Ave
New Windsor NY 12550

Rumsey Mira Ellen
Meadowbrook Gardens
1103 Pompton Ave Apt 2C
Cedar Grove NJ 07009

Kulik Amelia
38 Melrose Ave
New Windsor NY 12550

Mikutis Anthony & Helen
44 Melrose Ave
New Windsor NY 12550

Pushman Albert E Jr & Audrey R
46 Melrose Ave
New Windsor NY 12550

Simanoski Edward & Helen B
56 Melrose Ave
New Windsor NY 12550

Konrad John C & Joanne M
33 Lawrence Ave
New Windsor NY 12550

Smedley Frank S & Caroline R
27 Lawrence Ave
New Windsor NY 12550

Conklin Joseph H & Agnes
28 Blanche Ave
New Windsor NY 12550

Grossholz Rose
19 Windsor Drive
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Di Maria Charles & Eleanor T
164 Quassaick Ave
New Windsor NY 12550

Brodowski Stanley J & Mary
36 Merline Ave
New Windsor NY 12550

Clark John R & Susan M
42 Merline Ave
New Windsor NY 12550

Manning George E & Shiela M
46 Merline Ave
New Windsor NY 12550

Kohlman Slavia
48 Merline Ave
New Windsor NY 12550

Maher Dennis P & Joan L
54 Merline Ave
New Windsor NY 12550

Reidulski John
60 Merline Ave
New Windsor NY 12550

Vignogna Daniel J Jr
41 Myrtle Ave
New Windsor NY 12550

Menga Bartholew & Alice
39 Myrtle Ave
New Windsor NY 12550

Marshall Barry F & Mary Ann
31 Myrtle Ave
New Windsor NY 12550

Thiel Kurt P & Palm
27 Myrtle Ave
New Windsor NY 12550

Gorman Jr Edward T & Gretchen L
23 Myrtle Ave
New Windsor NY 12550

Malinowski Thaddeus
39 Lawrence Ave
New Windsor NY 12550

Kadian Dennis R & Linda A
36 Lawrence Ave
New Windsor NY 12550

Bernabo Joseph P & Gina M
40 Lawrence Ave
New Windsor NY 12550

Corrieri Franco & Lillian
44 Lawrence Ave
New Windsor NY 12550

Rymaszewski Wanda S
Lawrence Ave MD 23
New Windsor NY 12550

Raszcewski Leo & Frances
c/o Frances Lerosé
31 Hilltop Drive
New Windsor NY 12550

Mc Dermott Michael & Theresa
57 Merline Ave
New Windsor NY 12550

Yonnone Carmine & Fannie
51 Merline Ave
New Windsor NY 12550

Administrator of Veterans Affairs
Regional Office
252 Seventh Ave
New York NY 10001



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Lucas Michael D & Arlene J
c/o Joseph Effron
55 Melrose Ave
New Windsor NY 12550

Kissam Dolores
17 Bradford Ave
New Windsor NY 12550

Warren Estelle L
113 Blanche Ave
New Windsor NY 12550

Baranski Charles & Jane
117 Blanche Ave
New Windsor NY 12550

Antonelli Joseph A
77 Melrose Ave
New Windsor NY 12550

Ortenzo Alfred & Estelle C
75 Melrose Ave
New Windsor NY 12550

Hoyer William E & Carol Lee
71 Melrose Ave
New Windsor NY 12550

Gerbes Anthony C & Dolores
69 Melrose Ave
New Windsor NY 12550

Gerbes John J
59 Melrose Ave
New Windsor NY 12550

Lombardo Chistopher & Lynne
52 Cedar Ave
New Windsor NY 12550

Ruscitti Joseph & Ida A
PO Box 227
Walden NY 12586

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING OFFICER KENNEDY

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARING - BRODY/SIMANOSKI
April 25, 1983

DATE: April 26, 1983

Please be advised that the above application for special permit was granted at the April 25, 1983 meeting of the ZBA.

Pat

/pd

NEW WINDSOR ZONING BOARD OF APPEALS

April 25, 1983

AGENDA:

7:30 p.m. - ROLL CALL

Motion to adopt the minutes of the 4/11/83 meeting as written.

PRELIMINARY MEETING:

1. PELLECHIA, FRED - Request of owner of garden center to convert business to soft ice cream stand located at 603 Little Britain Road in an NC zone. A front-yard variance is required. Jim Raab of Vincent Doce Associates, present representing Mr. Pellechia.
2. INTERCITY TIRE & AUTOMOTIVE - Mr. John Friscia of RAMAPO SIGN SERVICE present requesting sign variance for Michelin located at Simmons Plaza (BASICS). Matter tabled from 3/14/83 meeting.
3. PIETRZAK, ELAINE - Request for front yard variance on new building to be constructed on Steele Road. Front yard variance required. Alan J. Axelrod, Esq. present representing Mrs. Pietrzak.

* * * * *

PUBLIC HEARING on Application of KATHLEEN BRODY/SIMONOSKI for proposed nursery school/kindergarten to be located on Lawrence and Bradford Avenues in R-4 zone. Special Permit required to do so.

* * * * *

Motion to accept formal decision: Matter of DONALD LUCAS

Pat 565-8550 (o)
562-7107 (h)

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Ordinance on the following proposition:

Appeal No. 14

Request of C. SIMANOSKI/K. BRODY

for a ~~VARIANCE~~ SPECIAL PERMIT of
the regulations of the Zoning Ordinance to
permit Nursery school, Kindergarten

being a ~~VARIANCE~~ SPECIAL PERMIT of
Section 48-9 - Table of Use Regs.-Col. B
for property situated as follows:

63 Lawrence Avenue, New Windsor, N. Y.

SAID HEARING will take place on the 25th day of
April, 1983, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

RICHARD FENWICK
Chairman

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

Prelim.
meeting
7:30 - 3/28/83.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date March 8, 1983

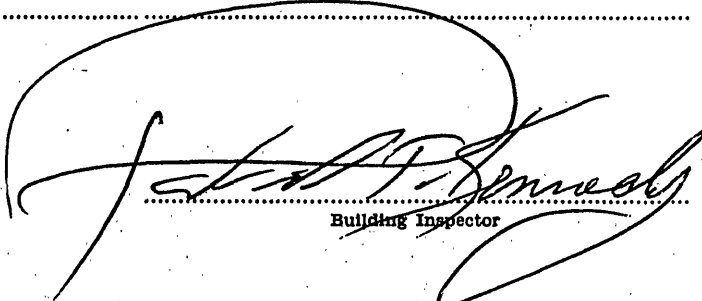
To Kathy Brody 565-4765
84 Keats Dr.
New Windsor, New York

PLEASE TAKE NOTICE that your application dated March 8, 1983
for permit to Operate Nursery School & Pre K

at the premises located at corner of Lawrence Ave. & Melrose Bradford
Ave (Siminovsky's Hall)

is returned herewith and disapproved on the following grounds:

Use by Special Permit of Board of
Appeals


Building Inspector

PATRICIA DELIO, SECRETARY
New Windsor Zoning Bd. of Appeals
555 Union Avenue
New Windsor, N. Y. 12550

(914) 565-8550

April 26, 1983

Ms. Kathy Brody
84 Keats Drive
New Windsor, N. Y. 12550

RE: APPLICATION FOR SPECIAL PERMIT #83-14
ZONING BOARD OF APPEALS (SIMANOSKI)

Dear Kathy:

This is to confirm that your above application for a special permit was granted at the April 25, 1983 public hearing before the Zoning Board of Appeals.

Formal decision will be drafted and acted upon at a later date. You will receive a copy by return mail.

Very truly yours,

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Town Building/Zoning Inspector Kennedy
Town Planning Board

4/25/83 - Public Hearing: Simonoski / Brody.

Name:

Address:

Mrs Anna Simonoski

Bradford Ave, N.W.

Charles Simonoski

Rose Grasshof

19 Kendal Dr.

Charles Grasshof

34 Blanch Ave.

Jan Bureski

117 Blanch Avenue

9620 -

MM

u. m } = 29
(was N.W. School Annex)

9620
big pink
in the
room

Brody / Simanowski -

Motion by - John Pagan
rec. by - Jim Nugent.

To grant Spec. Permit in accordance ^{w/ 209} ~~of plans~~
submitted by applicants ~~at 6 m~~ ~~COX 102~~

2 separate
entities.

~~8am to 3pm~~ hrs.

Roll call - VP - 9
VB - 9
JB - 9

JN - 9
VS - no
DK - 9
RF - 9

Dr. - 6m
35

Restrictions:

5-0 - 1 abs.

80 to 90

by 10:00 in
US & 1.0
at 08:00 P.H. 20
on 20
N / 20 20
etc. 4-10
Supplemental Notice

Proposal - 2 re 6

(only upstairs) - 40x70 ft.
to be used

Staff 8 to 3 pm 2 classrooms & office (pm.)

Hrs. - ~~8am to 3pm~~ school - 35 children = 14
am. pm. Pres K12 20

for 4 employees. ← Parking mini buses - 5 per day
Bus stops designated. Employ - 3 teachers + Kathy.
Others for 1 hr. State reg. - bathhouse.

u. m } = 24
(was N.W. School Annex)

1400
6-60
big P n r ()
i r o s i
q m

Brody / Simanoski -

Motion by - John Pagano
Sec. by - Jim Nugent.

To grant Spec. Permit in accordance ^{w/ 2009} ~~of plans~~
Submitted by applicants ~~at 6 am~~ ~~1000 1000~~

2 separate
entities.

~~8 am to 3 pm~~ hrs. -

Roll call - VP - 9

JN - 9

VB - 9

VS - no

JB - 9

DK - 9

RF - 9

2. - 600
35, 100

Restrictions:

5-0 - 1 abs.

80 to 90

by 10:00 in
US 2. 4. 1. 0.
el 0 & 2. P.H. 20
on 2000
N / 2 / 2000
etc. 9 - 10

Supplemental Notice

Proposal - 2 re 6.

(only upstairs) - 40x70 ft.
to be used

Staff 8 to 3 pm 2 classrooms & office (am.)

Hrs. - ~~8 am to 3 pm~~ school - (35) children = 14
am. pm. Pre K 1 & 2 20

for 4 employees. ← Parking: mini buses - 5 per day
Bus stops designated.
Others transported by

Employ - 3 teachers + Kathy.
State reg. - bathhouse.

Resting Basement - Parents - 20 cars per day.

Fencing: Fence () () () () () ()
* * * * *

not part
of application

Jim Torgensen - co-lessee 3 to 9 pm & Sat, a.m.
(as another business) (Kindergym after school) (2-3 yrs.
add. (15 students per session) 4-5 gymnastics
6-8-13 - basic
tumbling & acrobatics